



F E D E R A L T R A N S I T A D M I N I S T R A T I O N

Community Connections: Building Transit Oriented Communities

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Nashville, TN

Transit Influences Community and Economic Growth

- Public transportation
 - Connects the public and communities to opportunities
 - Incentivizes economic growth and private sector engagement
 - Provides congestion relief and associated environmental benefits
 - **Spurs transit-oriented development (communities)**

Transit-Oriented Development

- Oriented to a **public transit facility**
- Accessible by **non-motorized transportation**
- Close proximity to **compact residential, commercial, retail and/or mixed-use development**
- However, not all localities
 - Approach TOD alike (due to various obstacles); OR
 - Have the tools to maximize the development impacts of new transit



CTfastrak Elmwood Station



Wide sidewalks with access to Trout Brook Trail

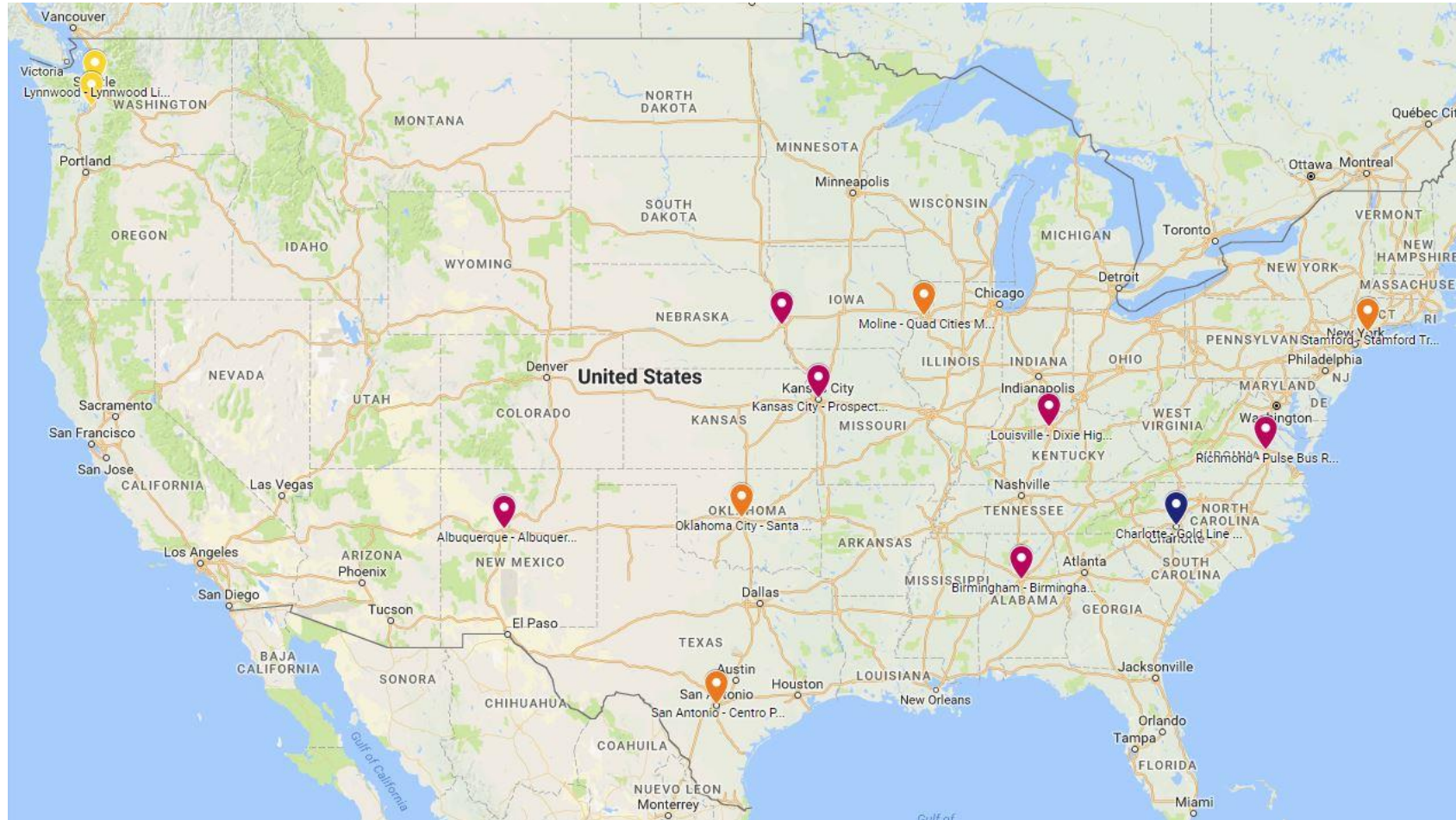


616 New Park Avenue

TOD Technical Assistance

- Support economic development opportunities near transit stations and corridors
- Advance local financing strategies (e.g. value capture)
- Leverage federal investments with state, local, and private sector investments
 - *Also supports the Administration's policies and principles on infrastructure investment*

2016-2017 On-Site Technical Assistance to Thirteen Communities



Key: BRT = Maroon / LRT = Yellow / Blue = Streetcar / Orange = Station

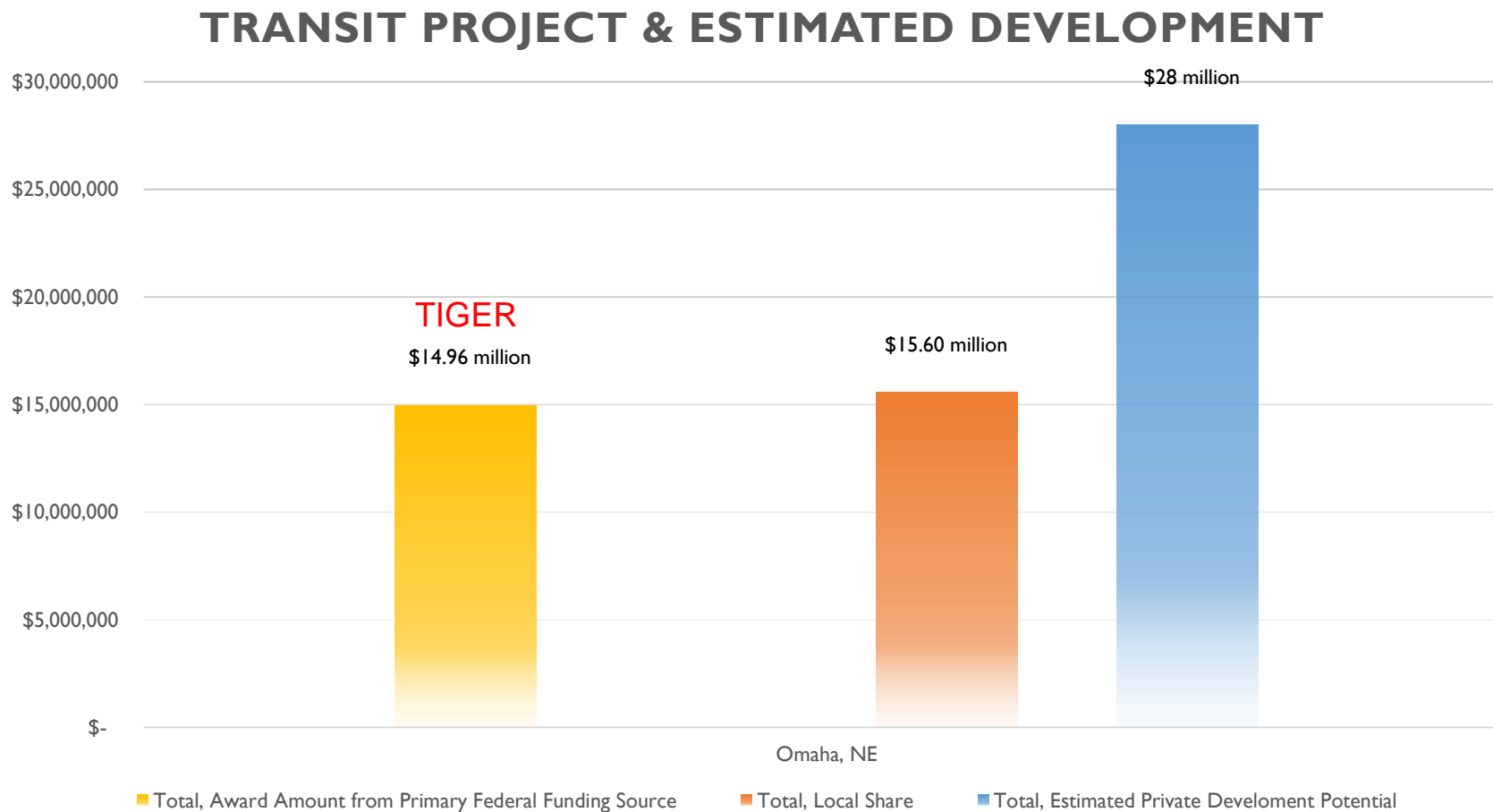
TOD Technical Assistance Common Themes

- Ensure alignment of citywide initiatives with public transit
- Gather private sector engagement and support
- Do not forget the basics!
 - Compact / Density
 - Mix of Uses
 - Urban Form / Design

Technical Assistance Project Profile:

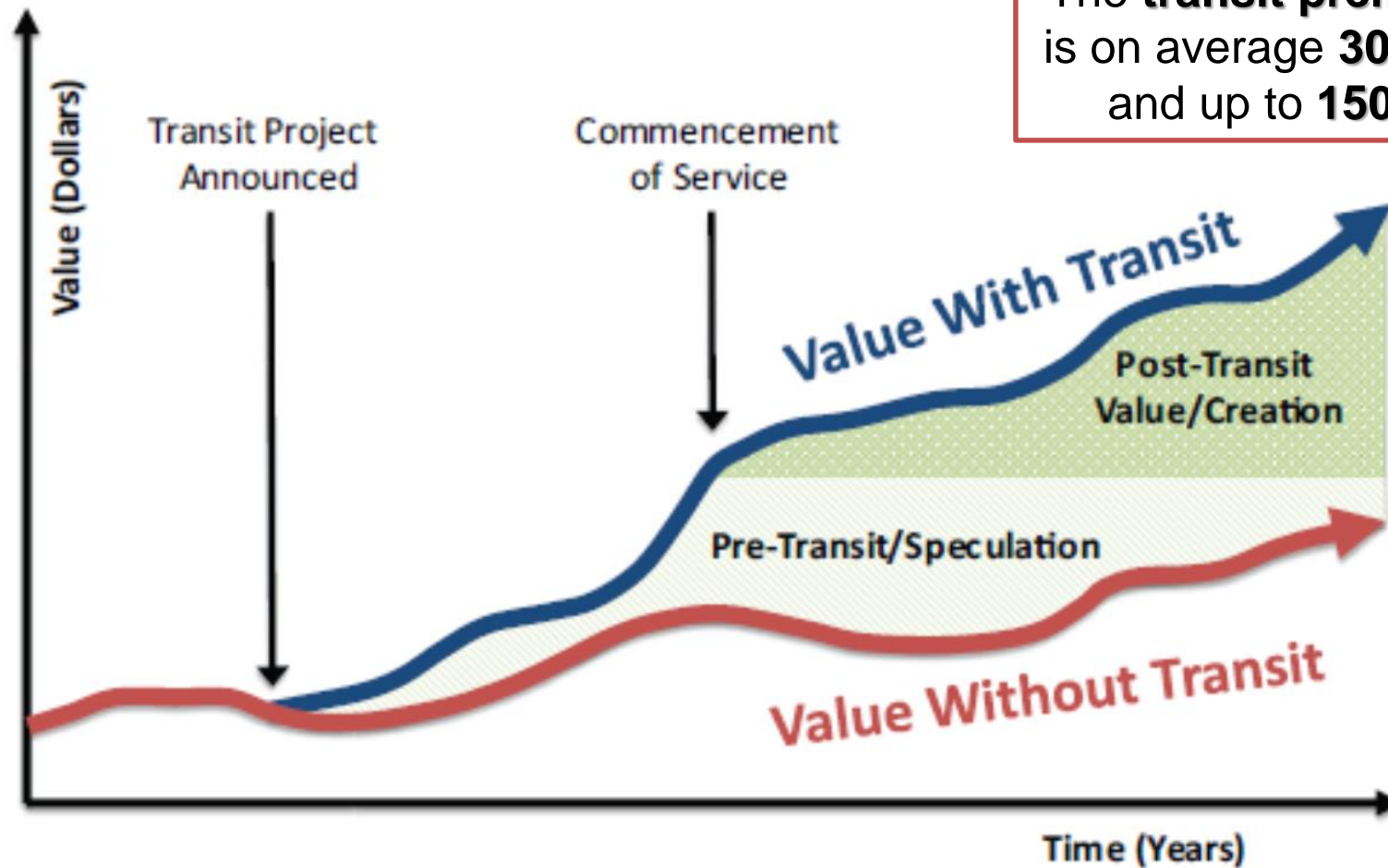
Omaha, NE | Omaha Rapid Bus Transit (\$30.5 million)

Population: 446,970

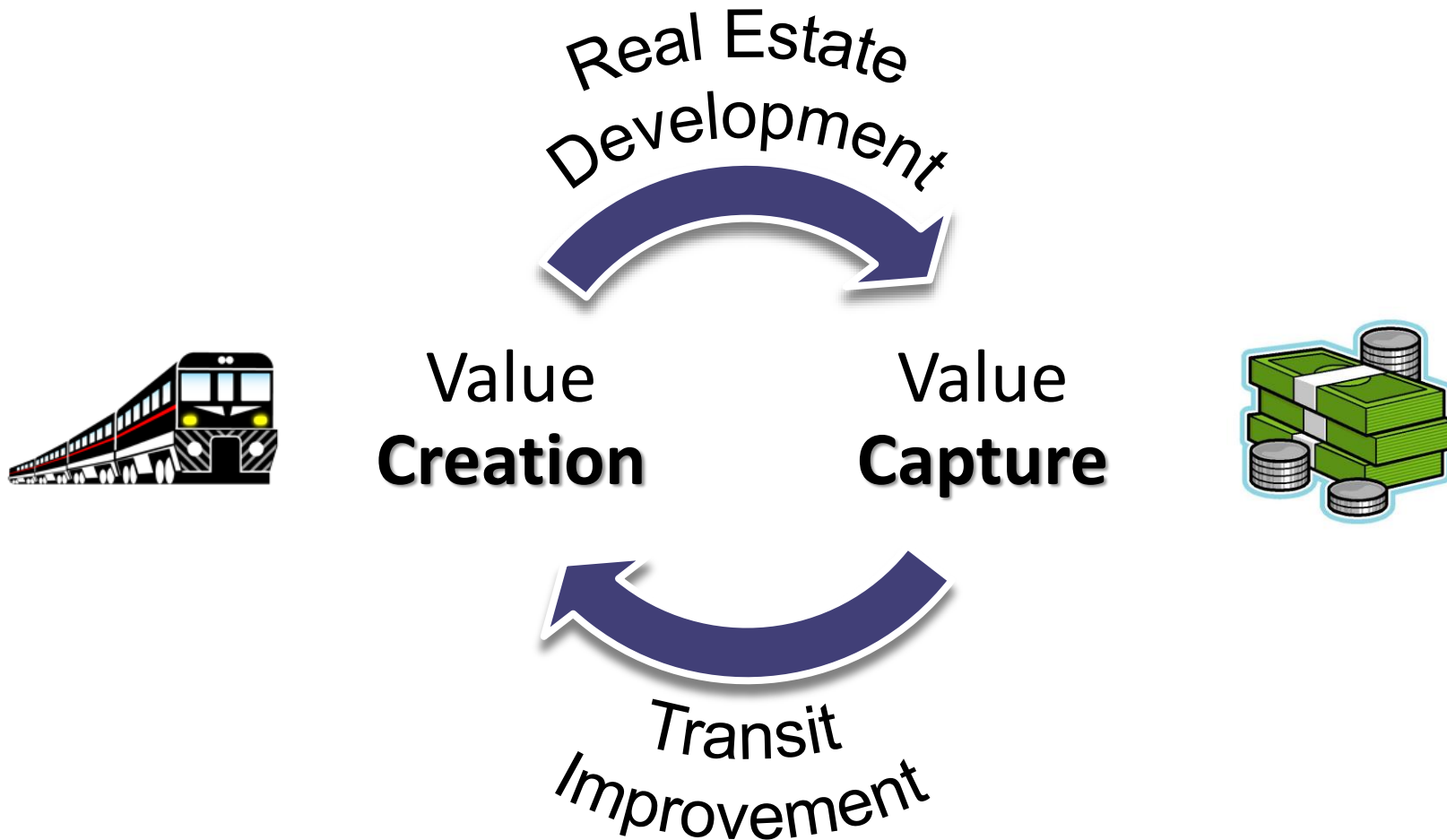


Transit Creates Value

The **transit premium** is on average **30-40%** and up to **150%**



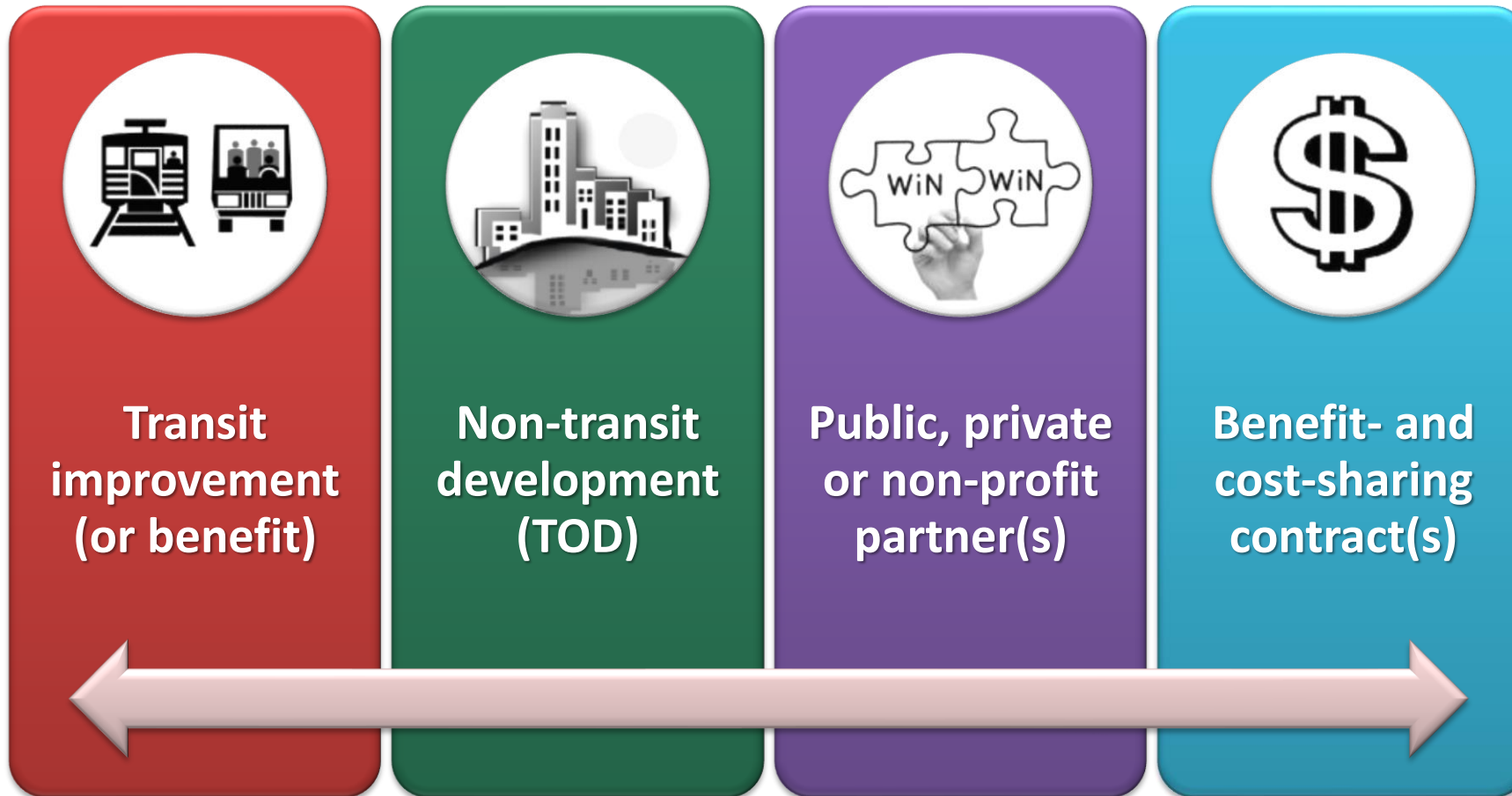
The Transit Value Cycle



Value Capture

- Value capture includes a toolbox of public or private financial mechanisms (strategies) aimed at capturing a share of the increased value created from transit investments or projects
- Below are common value capture tools:
 - **Joint Development**
 - Special Assessments
 - Tax Increment Financing
 - Development Impact Fees

What is Joint Development (JD)?



What is FTA-Assisted JD?

- FTA interest in a JD can be either:
 - New FTA capital/planning grant funds, or
 - Use of real property acquired with FTA funds
- No JD-specific FTA grant programs:
 - All FTA capital and planning funding is eligible
 - New FTA funding for a JD is subject to the grant program(s) that fund it
- Use of real property considerations:
 - Satisfactory continuing control

FTA-Assisted JD Projects:

15 Approved Since 2014

\$40 M+ in FTA investment



Financial/Economic

Outcomes

Ratio of FTA Investment to
Program Income = **1 : 11**

\$444 M+ in direct revenue for transit purposes



\$1.5 B+ in private investment for local economic development



Key FTA Publications

- Transit-Oriented Development Technical Assistance
 - First and Second Summary Reports
- Joint Development: Partnering to Build Complete Communities Near Transit Brochure
- Linking People to Opportunity: FTA's Role in Creating Complete Communities Video



www.transit.dot.gov/TOD

www.transit.dot.gov/jointdevelopment